



VILLAGE OF SUTTONS BAY
SPECIAL VILLAGE COUNCIL
AND PLANNING COMMISSION
MEETING MINUTES OF MAY 22, 2023

The meeting was called to order at 8:30 a.m. by Village Council President Lutke.

Village Council present:	Bahle, Christensen, Lutke, Smith, Suppes and Yoder
Village Council absent:	Case
Planning Commission present:	Feringa, Hylwa, Pontius, Smith and Suppes
Planning Commission absent:	Hetler and Ostrowski
Staff present:	Fay, Larrea

Village Council agenda approval

Bahle moved, Yoder seconded, CARRIED, to approve the agenda as presented.
Ayes: 6, No: 0.

Planning Commission agenda approval

Feringa moved, Smith seconded, CARRIED, to approve the agenda as presented.
Ayes: 5, No: 0.

Public Comment

Public comments were received from Kathy Egan and Sharon Sutterfield.

Master Plan – The purpose of the meeting was to hear from Planning Commissioners of their intent behind any major changes in the Master Plan, most specifically on the Future Land Use Map (FLUM), as well as a discussion of possible implications/consequences of these proposed changes. Discussion points:

Future Land Use Map –

It was stated that the intent of combining the South Gateway and the South Business district was driven by the need to expand districts for affordable residential housing, emphasizing mixed use. The possibility of new businesses, such as commercial gas stations and car washes, did not enter into the discussion. Also, it was thought that there were too many districts on the Zoning Map, so consolidating was a factor for the change as well.

Preserving wetlands and maintaining these natural resources in the South Gateway was an area of concern, with a consensus to protect the wetlands. Can this preservation be defined in the Zoning Ordinance?

If the South Gateway is rezoned for commercial, the possibility exists for the construction of unwanted businesses. Can uses per district be defined in the Zoning Ordinance?

Maintaining the current character in the South Gateway, and the character of the Village was discussed as important.

Consider adding diverse housing, or mixed use, to the South Business district.

Can an ordinance protecting the Wetlands can be created? Do you want to preserve the wetlands, or encourage economic growth?

Talk to Suttons Bay Township about what they propose for housing.

Consider the survey. Residents would like the character of the Village maintained, parks and wetlands were important, and low on the list was multi family housing. Is it even reasonable to have affordable housing, other than ADU's, in the Village anyhow?

Can we come to a consensus that three story buildings are too high?

Are we talking about mixed use, or mixed residential, in these districts?

Unintended consequences exists if you combine South Gateway with South Business. Consider keeping them separate.

North Gateway

It was stated that the change on the FLUM map envisioned the PUD area possibly for cottage housing, mixed use, day cares and bed and breakfast. It was again an area to consolidate so that there were not so many districts. Larrea voiced hesitation to change that area; the lots are very small on the north side. Also, curb cuts are not allowed in that area. Combining this area with the PUD may cause confusion. Larrea stated the larger area in blue could be considered for multi-family residential.

Larrea stated the Master Plan is a document of what you want your community to be. It is important to pay a lot of respect to the FLUM so that there are not unintended results. Zoning ordinance amendments will follow the Master Plan.

If the intent of the FLUM was to allow for more residential, than that should be talked about and keep the gateways on the Zoning Map the way it was.

Housing checklist

There is limited probability for affordable housing within the Village. Consider the Township where it is more appropriate and warranted.

Township collaboration is important. It is time reengage.

The Village is small. Why push the boundaries and explode.

Public Comment

Public Comment was received from Larry Mawby and Zach Hillyer, Housing North.

The meeting adjourned at 9:46 a.m.

Meeting minutes submitted by Shar Fay, Clerk.